LOT 9 UNIT 9 THREE RIVERS ESTATE

438-398, 749-682, 862-2187, 874-

CLESI DUSTIN M
1143 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

00-00-00-00744-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.09	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

1173 SW RIVERSIDE AVE, FORT WHITE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,519
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	28,519
SOH/AGL Deduction	9,779
ASSESSED VALUE	18,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,740
TOTAL JUST VALUE	28,519
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,519

SALE:2:1: LOT 9, UNIT 9, 3 RIVERS - AGREEMENT FOR

SALE:1:1: QC BACK TO FORMER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/2921	11/26/2003	WD	Q	I	03	30,000
GRANTOR: FAULKNER						
GRANTEE: CLESI						
0914/0824	11/01/2000	WD	Q	I	01	100
GRANTOR: KOHN						
GRANTEE: FAULKNER						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1,688.00	UT	1.50	1.50	60	1993	1993	3	60	1,519	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,519

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0700	C	MISC RES	0		A-1	85.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 01/08/2025 BY JB Total Acres: 1.13 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/10/2026 BY SYS